

Cielo Center Site Plan Conditional Use Permit



Case Number SPC-2011-0123A

August 16, 2011

Lost Creek Residents and
Neighborhood Association

Introduction

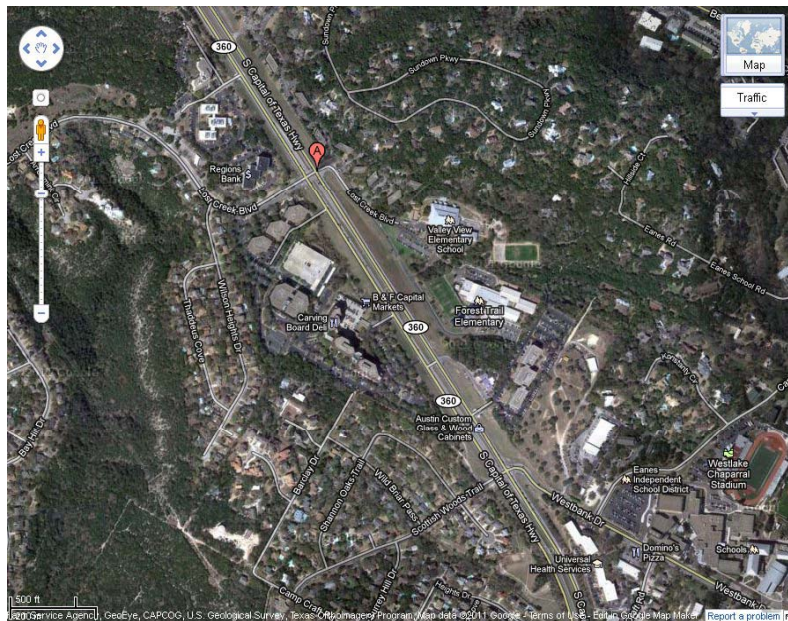
- We Are Concerned with the Impact of Conditional Use Change of a Portion of Cielo Center from Office to Medical on:
 - Traffic at the Intersection of Lost Creek Blvd and 360
 - Increase of U-Turn Traffic
 - Travel Time Increase
 - Degradation of Safety
- Because Traffic on Lost Creek Blvd. and 360 is Already So High, Even a Small Increase in Traffic Through that Intersection May Trigger a Large Impact
- Insufficient Access Has Been Provided Schools, Businesses and Emergency Response Services in the Area

Recommendations

- Conduct Traffic Impact Study for the Area with the Purpose of Finding Additional Improvements
 - 2244, Lost Creek and Westbank Drive
 - 360
- To Reduce Impact of Cielo Traffic on Lost Creek Blvd. and 360, Evaluate, Select and Implement a Back/Side Entrance to Cielo Center via
 - Old Camp Craft Rd./Scottish Woods Trail or
 - Barclay Drive/Wild Briar Pass/Scottish Woods Trail
 - New Medium Cut

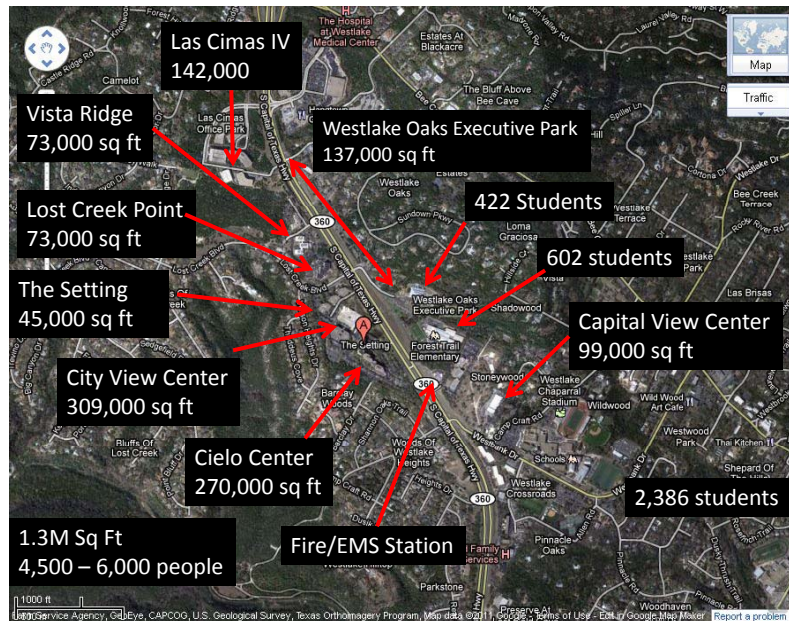
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Office Buildings Feeding Though Lost Creek Blvd & Capital of Texas Hwy

Name	Address	Area	Occupants	
			Max Number*	70%
Capital Family Practice	912 S Capital of Texas Hwy	72,804	364	255
Vista Ridge II	915 S Capital of Texas Hwy	55,216	276	193
Vista Ridge	916 S Capital of Texas Hwy	18,000	90	63
Westlake Oaks Executive Park	1001 S Capital of Texas Hwy	137,514	688	481
The Setting	1120 S Capital of Texas Hwy	45,427	227	159
Level 3	1122 S Capital of Texas Hwy	63,592	318	223
City View Center	1122 S Capital of Texas Hwy	309,015	1,545	1,082
Cielo Center	1250 S Capital of Texas Hwy	270,711	1,354	947
Capital View Center	1301 S Capital of Texas Hwy	99,000	495	347
Lost Creek Point	1114 Lost Creek Blvd	73,026	365	256
Lost Cimas IV	900 S Capital of Texas Highway	142,000	710	497
Total		1,286,305	6,432	4,502

* 200 sq ft per employee

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Comparison with Other 360 Intersections*

Road	Annual Average Daily Traffic Count (2005)
Westlake Drive east (cut, light)	13,560
Lost Creek Blvd. west (cut, light)	10,970
Westbank (cut, light)	10,930
Walsh Tarlton (cut, light)	9,100
West Courtyard Drive (cut, light)	7,290
Cedar Street (cut)	4,010
Pascal (cut)	3,780
Wild Basin Ledge (cut)	2,670
Courtyard Drive (cut, light)	2,260
Waymaker Way (cut)	2,110
Scottish Woods (cut, light)	1,490
Plaza on the Lake	880
Bold Ruler	850
Stoneridge Road (cut)	800

Annual Average Daily Traffic Counts (AADT)
Texas Department of Transportation

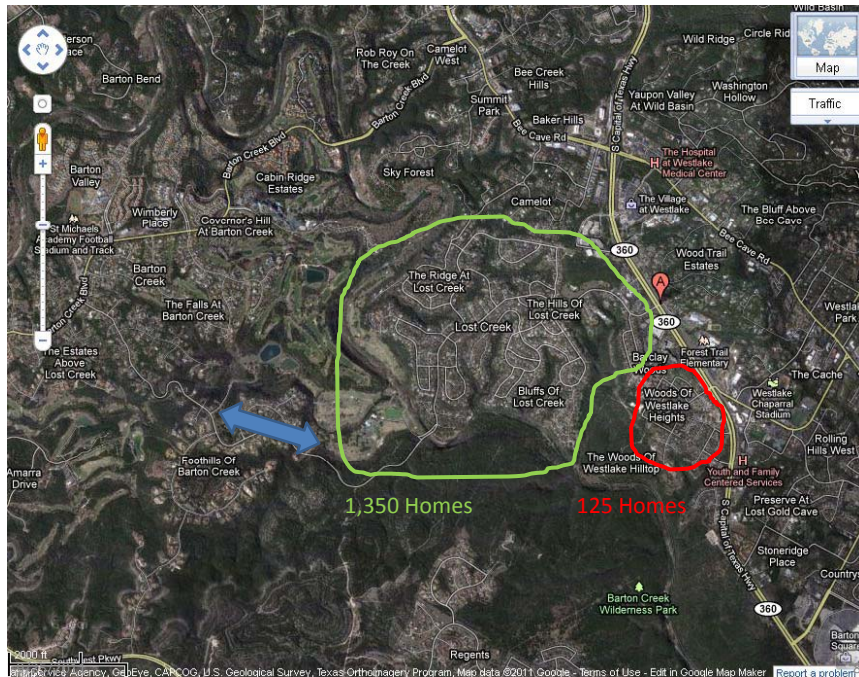
* Between 2222 and Mopac with traffic counts

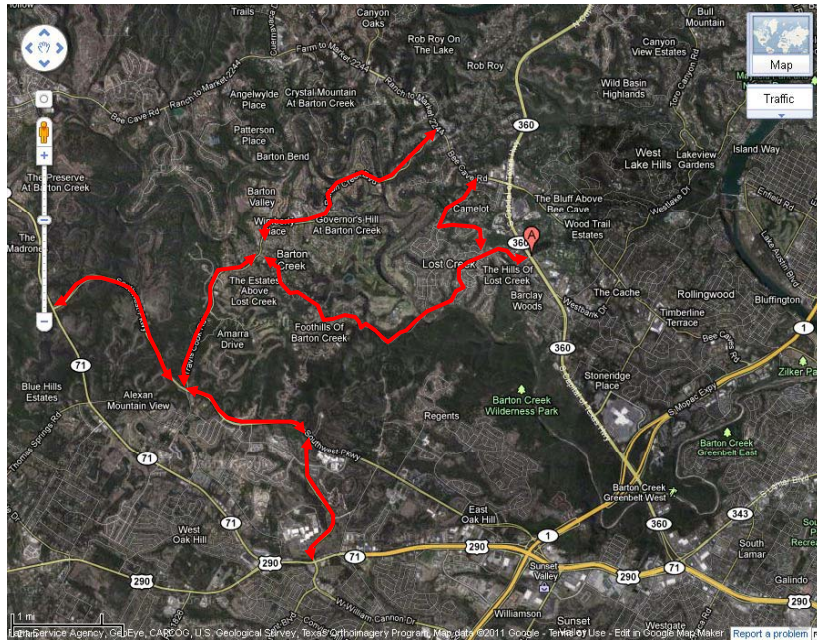
Note: Streets with cuts but no traffic counts

- Parkstone Heights Drive
- Las Cimas Pkwy
- Wild Basin Rd. South
- Unknown (Overlook)

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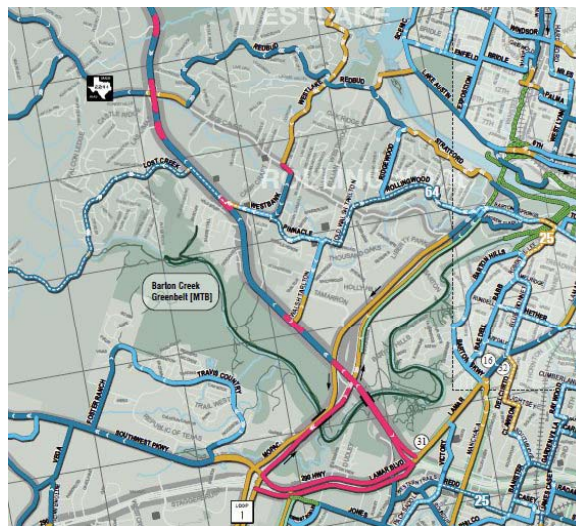




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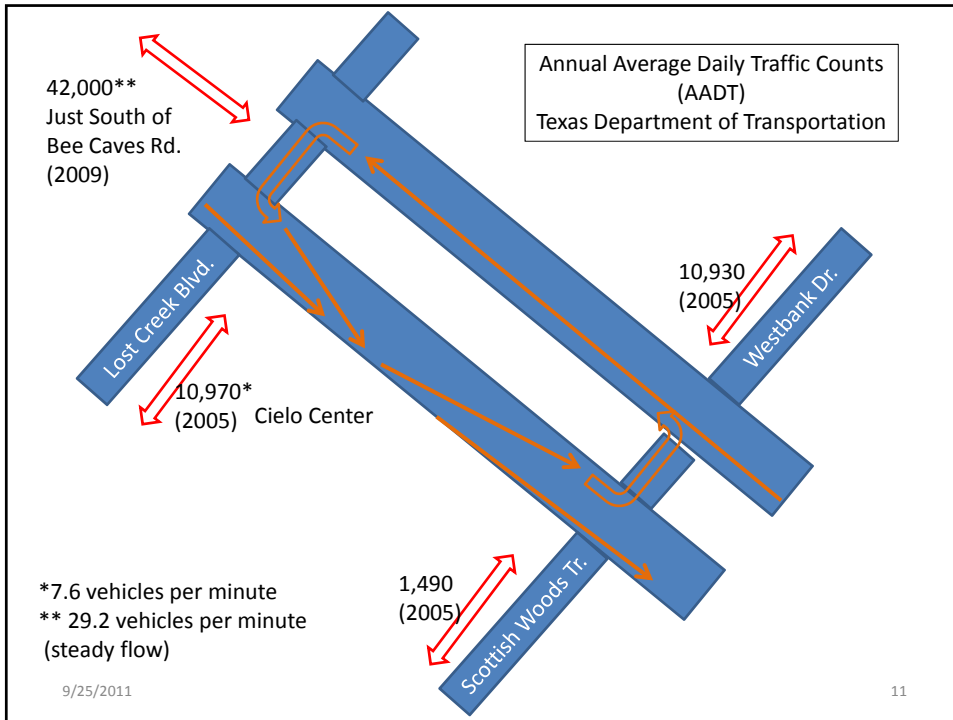
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Lost Creek Is on the Austin Bicycle Map



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Traffic Accidents

- Accidents

- 360 & Lost Creek Blvd

- 2011: 9*
 - 2010: 20
 - 2009: 20
 - 2008: 13

- Lost Creek Blvd.

- 2011: 9*
 - 2010: 17
 - 2009: 17
 - 2008: 14

* As of June 26, 2011

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- Fatalities**

- 360 & Lost Creek Blvd

- 2009: 1
 - 2008: 0
 - 2007: 1
 - 2006: 1

- 360 (no geocoding)

- 2005: 0
 - 2004: 3
 - 2003: 1
 - 2002: 1
 - 2000: 2
 - 1999 – 1982: 20

** Data from 1982 - 2009

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Traffic Impact of ADC

- Doctors' Offices
 - 9 Doctors
 - Patients per Day per Doctor
 - Typical 15
 - Maximum 28
 - Patients per Day
 - Typical 135
 - Maximum 252
 - Trips per Day*
 - Typical 270
 - Maximum 504
- Laboratory ?
- If Cielo Center Became a Medical Center: Trips
 - Typical ~7,300
 - Maximum ~13,000

* City of Austin Traffic Manager 285

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